

## **EXHIBIT C**

March 20, 2024

Big Lots

Bay Number: 18

SQFT: 39,795

RE: Lafayette Place 2023 Reconciliation

Shopping Center Sq. Ft.	<b>94,875</b>
Tenant Sq. Ft.	<b>39,795</b>
Tenant Percent	<b>41.94%</b>

**Operating Expenses**

Property Maintenance	\$ 131,675.20
Mgmt Fee	-
Utilities	32,517.69
Admin Fee	-

<b>Total</b>	<b>\$ 164,192.89</b>
--------------	----------------------

<b>Less: Base Year Expense</b>	<b>-</b>
--------------------------------	----------

Excess Over Base Year	164,192.89
-----------------------	------------

Tenant Expense Recovery	\$ 68,870.16
-------------------------	--------------

<b>Cam Cap</b>	<b>\$ 4,588.22</b>
----------------	--------------------

Amount Previously Collected	-
-----------------------------	---

Tenant Pro-rata share	\$ 4,588.22
-----------------------	-------------

Add: Sales Tax	275.29
----------------	--------

Tenant CAM Recovery	4,863.51
---------------------	----------

<b>Insurance</b>	68,647.69
------------------	-----------

Less: Base Year	71,412.82
-----------------	-----------

Excess Over Base Year	0.00
-----------------------	------

Tenant Insurance Recovery	<b>0.00</b>
---------------------------	-------------

<b>Real Estate Tax</b>	215,744.42
------------------------	------------

Less: Base Year	156,923.80
-----------------	------------

Excess Over Base Year	<b>58,820.62</b>
-----------------------	------------------

Tenant Pro-rata share	24,672.11
-----------------------	-----------

Amount Previously Collected	-
-----------------------------	---

Due From/(To) Tenant	24,672.11
----------------------	-----------

Add: Sales Tax	1,480.33
----------------	----------

Tenant RE Tax Recovery	26,152.44
------------------------	-----------

Due From/(To) Tenant	31,015.95
----------------------	-----------

Amount Previously Collected	-
-----------------------------	---

<b>Total Due From Tenant</b>	<b>31,015.95</b>
------------------------------	------------------